

**Minutes of a Meeting of the Planning Committee of
Wroughton Parish Council
held in the John Locke Room at 6.30pm on Tuesday 9 January 2024**

Present: Cllr B Taylor (Chair) Cllr J Steinbach
Cllr D Yamanaka Cllr M Abdul-Wahab
J Bishop (Assistant Clerk)

1 Apologies for absence

Apologies for absence were received from Cllrs Morgan and Bigg.

2 Declarations of Interest

Cllr Abdul-Wahab declared a personal interest in 23/P/2526/FUL (Land to rear of 3 Butts Orchard, Wroughton, BS40 5DR) as she knows the applicant.

3 Public Participation

There were no members of the public present.

4 Minutes of the previous meeting and matters arising

The Minutes of the meeting held on 12 December 2023 were reviewed and adopted as a true record. There were no matters arising.

5 NSC Planning and Regulatory Committee

The only items of relevance to the parish discussed at the meeting held on 13 December were that 22/P/2920/FUL (Erection of a two storey Special Education Needs and Disability school on land West of Ladymead Lane in Langford) had been approved, as had 23/P/1866/PIP (Permission in Principle for the erection of 1 no. self-build dwelling on land adjacent to The Grange, Smallway, Congresbury). The papers for the next meeting on 17 January were not yet available on NSC's website.

6 Decision Notices issued by NSC

A list of Decision Notices had been circulated prior to the meeting and these were noted. In summary:

- 23/P/1990/FUH – Broadstone, Silver Street, Wroughton, BS40 5QE – approved
- 23/P/2289/CRA - Stepstones Farm, Half Yard, Langford, BS40 5HS - Prior approval required and granted
- 23/P/2482/AIN - Bristol Airport, North Side Road, Felton, Wroughton, BS48 3DY - approved with comments
- 23/P/2484/AIN - Bristol Airport, North Side Road, Felton, Wroughton, BS48 3DY - approved

Furthermore, 22/P/1863/AOC (Bristol International Airport, North Side Road, Felton, BS48 3DY) had been partially approved with this established after the meeting papers had been circulated.

7 Planning Applications

A list of planning applications had been circulated prior to the meeting. The comment submitted to NSC on 23/P/2715/NMA (1 Gatcombe Croft, Wrington, Bristol, North Somerset, BS40 5AX) was ratified. The comment had been agreed via email due to NSC's deadline for comments. [The comment is available in the Combined Comments in the Minute book]

23/P/2526/FUL - Land To Rear Of 3 Butts Orchard, Wrington, BS40 5DR

As Cllr Abdul-Wahab had declared a person interest in this application she took no part in the discussion. It was noted that the site is in the Conservation Area, close to the Listed Building of Butts Orchard and in Zone B of the North Somerset and Mendip Bats Special Area of Conservation. The Council felt there would be no negative impact on neighbours and agreed there were no objections to the application.

23/P/2680/LDP – Sandon, 5 Orchard Close, Wrington, North Somerset, BS40 5ND

It was noted the property is in the settlement boundary and Zone B of the North Somerset and Mendip Bats Special Area of Conservation. Again, it was felt there would be no negative impacts on neighbours and it was agreed there were no objections to the works proposed.

23/P/2706/AOC - 1 Gatcombe Croft, Wrington, Bristol, BS40 5AX

As there were no details, apart from the application form, available on NSC's website, Councillors felt they had insufficient information to decide whether condition 13 should be discharged. They hoped they would be notified if any further information became available to enable them to assess the application.

23/P/2595/FUL - East Terminal Building, Bristol Airport, North Side Road, Felton, Wrington, BS48 3DY

The Council agreed there were no objections to the proposed extension which seemed a logical development of the airport's plans.

23/P/2724/MMA - Old Bakehouse, The Triangle, Wrington, BS40 5LB

Councillors discussed the history of applications relating to the property and agreed, as the amendments proposed to the earlier application (16/P/2618/F), seemed relatively minor, there were no objections.

8 Other Planning Issues

- **Email from a resident re applications 23/P/2468/FUL and 23/P/2555/LBC (Mulberry Cottage, Church Walk, Wrington, BS40 5QQ)**

This was noted. It was agreed to reply to the resident that, although the willow tree (T15) had not specifically been mentioned in the Council's comment, the comment had focused on NSC's Development Management Policies DM3 and DM4 which included trees. The Council had also considered the arboricultural report which would be assessed by the Planning Officer.

- **Hinkley Point C Connection Project – 23/P/2811/DCM
Formal Submission to discharge of Requirements 15 and 20
(15 - Reinstatement schemes, 20 - Removal of temporary bridges and
Culverts) for Stage 2.1.**
This was noted
- **NSC Enforcement Report**
This was noted

Cllr Taylor introduced an email from the PCAA. The meeting agreed to discuss this as an urgent item. The email asked for support for the PCAA's response to NSC on the Pre-Submission Local Plan consultation and the proposal to remove Bristol Airport's site from the Green Belt. It was agreed Cllrs Taylor and Steinbach should draft a response to be agreed via email and ratified at the next PC meeting on 17 January.

The Meeting was closed at 7.05pm

Chair